

Grand Pines Condominium Association  
Proposed Budget  
2010

<u>Proposed Budget</u>	<u>Budget</u>	<u>Per Month</u>	<u>12/31/2009</u>	<u>delta</u>	<u>Proposed</u>	<u>Per Month</u>		
<b>Income</b>								
Member Fees	\$ 248,977.00				\$ 289,681.25			
Late Fees								
Interest Income-Checking					\$ 289,681.25			
<b>Total Income</b>								
<b>Expenses</b>								
Corporate Filing Fee	\$ 135.00	\$ 0.24	\$ 61.25	\$ (73.75)	\$ 61.25	\$ 0.11	\$ (0.13)	
Exterior Extermination	\$ 4,000.00	\$ 7.25	\$ 4,000.00	\$ -	\$ 4,000.00	\$ 7.25	\$ -	
HRCA Common Area	\$ 54,902.00	\$ 99.46	\$ 56,304.00	\$ 1,402.00	\$ 57,000.00	\$ 103.26	\$ 3.80	
Insurance	\$ 62,000.00	\$ 112.32	\$ 60,000.00	\$ (2,000.00)	\$ 60,000.00	\$ 108.70	\$ (3.62)	
Landscape Replacement	\$ 4,000.00	\$ 7.25	\$ 4,800.00	\$ 800.00	\$ 4,000.00	\$ 7.25	\$ -	
Legal & Accounting	\$ 4,000.00	\$ 7.25	\$ 4,500.00	\$ 500.00	\$ 5,000.00	\$ 9.06	\$ 1.81	
Landscape Maintenance	\$ 10,500.00	\$ 19.02	\$ 10,500.00	\$ -	\$ 10,500.00	\$ 19.02	\$ -	
Contingent Account	\$ 4,000.00	\$ 7.25	\$ 4,500.00	\$ 500.00	\$ 4,000.00	\$ 7.25	\$ -	
Pool Service	\$ 6,700.00	\$ 12.14	\$ 7,000.00	\$ 300.00	\$ 7,500.00	\$ 13.59	\$ 1.45	
Utilities-Electric	\$ 6,500.00	\$ 11.78	\$ 6,000.00	\$ (500.00)	\$ 6,500.00	\$ 11.78	\$ -	
Utilities-Water	\$ 11,000.00	\$ 19.93	\$ 11,000.00	\$ -	\$ 11,000.00	\$ 19.93	\$ -	
Utilities-Sewer	\$ 33,120.00	\$ 60.00	\$ 33,120.00	\$ -	\$ 33,120.00	\$ 60.00	\$ -	
<b>Sub-total Expense</b>	\$ 200,857.00	\$ 363.87	\$ 201,785.25	\$ 928.25	\$ 202,681.25	\$ 367.18	\$ 3.30	
<b>Maint. Exp. Per Unit</b>	per month	per quarter	per year		per month	quarter	year	
	\$ 363.87	\$ 1,091.61	\$ 4,366.46		\$ 367.18	\$ 1,101.53	\$ 4,406.11	

<b>Fire Safety Expense for 30 units</b>	<b>Budget</b>	<b>Actual</b>	<b>Proposed</b>						
<b>Expense per Unit</b>	\$ 15,000.00	\$ 15,000.00	\$ 18,000.00	\$ 50.00	\$ 18,000.00	\$ -	\$ 18,000.00	\$ 50.00	\$ -
	per month	per quarter	per year		per month	per quarter	per year		
	\$ 41.67	\$ 125.00	\$ 500.00		\$ 50.00	\$ 150.00	\$ 600.00		\$ 8.33

		2009		<i>per mo.</i>	2010			
Reserve Maintenance (46 Units)		\$ 13,800.00	\$ 25.00		\$ 16,560.00	\$ 30.00	\$ 5.00	
Roof Replacement "		\$ 19,320.00	\$ 35.00		\$ 52,440.00	\$ 95.00	\$ 60.00	
<b>Total Reserve Funds</b>		\$ 33,120.00	\$ 60.00		\$ 69,000.00			

<b>Per Unit All Units</b>	2009			2010		
	per/month	per quarter	per year	per month	quarter	year
	\$ 60.00	\$ 180.00	\$ 720.00	\$ 125.00	\$ 375.00	\$ 1,500.00

**Reserve Funds: \$30.00 per month to the repair and paint Fund. \$95.00 to roof replacement fund. Total of \$125.00 per month per unit.**

\$ 289,681.25

<b>Total Expenses</b>	2009			2010			2010 Increase		
	Month	Quarter	Year	Month	Quarter	Year	Month	Quarter	Year
<b>Total Fees per Units</b>									
30 Units	\$ 465.54	\$ 1,396.61	\$ 5,586.46	\$ 542.18	\$ 1,626.53	\$ 6,506.11	\$ 76.64	\$ 229.91	\$ 919.66
16 Units	\$ 423.87	\$ 1,271.61	\$ 5,086.46	\$ 492.18	\$ 1,476.53	\$ 5,906.11	\$ 68.30	\$ 204.91	\$ 819.66